



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 13, 2014

Serb Topalski
Kinometrics Inc.
222 Vista Avenue
Pasadena, CA 91107

**REGARDING: PROJECT NO. R2012-00152-(5)
CONDITIONAL USE PERMIT NO. 201200014
ALISO CANYON ROAD, 2,000 FEET SOUTH OF AVENUE Y-8
(APN: 3058-008-010)**

The Regional Planning Commission, by its action of **August 13, 2014**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **August 27, 2014**. **Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Anthony Curzi of the Zoning Permits North Section at (213) 974-6443, or by email at acurzi@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

 *Richard Clayburn, PRPA for*
Paul McCarthy, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

PMC:AMC

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00152-(5)
CONDITIONAL USE PERMIT NO. 201200014**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit (CUP) No. 201200014 on August 13, 2014.
2. The permittee, Kinemetrics, Inc., ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of an earthquake observatory ("Project") on a property located west of Aliso Canyon Road and 2,000 feet south of Avenue Y-8 in the unincorporated community of Acton ("Project Site") in the A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) zone pursuant to County Code Section 22.24.100.
3. The Project Site is 40.0 gross acres (40.0 net acres) in size and consists of one legal lot. The Project Site is rectangular with gentle-sloping to steep topography and is undeveloped.
4. The Project Site is located in the Soledad Zoned District and is currently zoned A-2-5.
5. The Project Site is located within the N1 (Non-Urban 1) land use category of the Antelope Valley Areawide General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-2-5
 - South: W (Watershed)
 - East: A-2-5
 - West: A-2-5
7. Surrounding land uses within a 500-foot radius include:
 - North: Vacant land/single- and two-family residences
 - South: Vacant land/National Forest
 - East: Vacant land
 - West: Vacant land
8. Ordinance No. 7091 was approved on January 22, 1957 and zoned the Project site M-3 (Unclassified). Ordinance No. 7401 was approved on September 30, 1958 and rezoned the Project site A-2-5.
9. The site plan for the Project depicts the 40.0-acre, square-shaped parcel. The Project's structures are located roughly in the center of the parcel, with the earthquake observatory located southernmost. A path leads from the observatory to

the Fire Department turnaround area, where the storage building, three parking spaces, and water tank are located. The leach field is depicted to the northeast of the turnaround area. The access driveway is depicted extending northeast from the turnaround area to the adjacent parcel and on to Aliso Canyon Road. An elevation and overview of the earthquake observatory is also depicted, with the facility underground, containing eight sub-vaults. A floor plan of the office/storage building is depicted with one large main storage room, two smaller storage rooms, and one restroom. Elevations of the office/storage building depict a structure with a flat roof with one door, one large sliding garage-type door, and seven windows.

10. The Project Site is accessible via Aliso Canyon Road to the south. Primary access to the Project Site will be via an entrance/exit on Aliso Canyon Road through a 1,600-foot-long driveway.
11. The Project will provide a total of three parking spaces, including one disabled-accessible space. The parking spaces will be located near the Fire Department turnaround area.
12. On February 20, 2012, prior to the Commission's public hearing on the Project, the permittee met with the Acton Town Council to present the project.
13. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") recommends approval of this Project because the Project will provide adequate fire access, water flow, and fire suppression technology. The County Department of Parks and Recreation ("Parks and Recreation") has indicated that the proposed Project will not have impacts to its facilities. The County Department of Public Health ("Public Health") recommends approval of the Project.
14. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (CEQA (Public Resources Code section 21000, et seq.)), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration (MND) was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Project.
15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
16. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received one letter from the Acton Town Council in support of the Project. No other correspondence was received from the public regarding the Project.

17. Prior to the Commission's public hearing, Regional Planning staff received a letter from the California Department of Fish and Wildlife requesting clarification and additional biological studies.
18. Staff presented the case and recommended approval. The project's representative, Serb Topalski, gave a presentation regarding Kinemetric's history and company mission, and the project site and features, including its compliance with the Acton Community Standards District's development requirements, and the project's minimal impact on the property site and surrounding area.

The Commission asked the representative about security features on the property and the representative responded that the underground vault structure will be secured with a bomb shelter door and that the project site will be monitored with security cameras. The Commission closed the public hearing, adopted the mitigated negative declaration, and approved the project.

19. The Commission finds that the Project is consistent with the goals and policies of the Community Plan because the proposed use is one that is mostly passive and unobstructive in its operation and maintenance and is, therefore, consistent with the permitted uses of the underlying land use category. As part of the proposed update to the Community Plan the subject site would be down-zoned to Light Agricultural (A-1). An observatory is still permitted in the A-1 zone with a CUP. The proposed project will not require the expansion of urban service systems. Water will be trucked in and stored on-site in a tank for the minimal needs of the facility. Other necessary infrastructure services like roads, telephone, Internet, and electricity are proximate and readily available to the project site.
20. The Commission finds that the subject project is consistent with the site's zone designation as all required setbacks and development standards are provided on the project site as well as provides for the requirements of the Acton Community Standards District.
21. The Commission finds that the proposed use is consistent with the adopted general plan for the area as it is in the N-1 land use category of the Community Plan. The project's low-intensity use is appropriate for this category.
22. The Commission finds that the proposed use will not adversely affect the health, peace, comfort, or welfare of other persons residing or working in the surrounding area because the use is one of low intensity and functions without causing nuisances to others. Technicians will visit the site infrequently to conduct maintenance and to retrieve and deposit instruments. Otherwise the site will be left unoccupied.
23. The Commission finds that the proposed use will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because the proposed earthquake observatory will only disturb approximately

two acres of the 40-acre parcel and the low-intensity uses that will occur on site will not disturb surrounding property owners.

24. The Commission finds that the proposed site is 40.0 acres and is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area. No deviation from development standards is being requested.
25. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate and other public or private service facilities as required. The proposed earthquake observatory will be accessible from Aliso Canyon Road (with one lane in each direction), 1,600 feet south of the subject site via an access driveway.
26. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Acton Library located in the Acton community. On July 1, 2014, a total of 11 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 18 notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.
27. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
28. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
29. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
30. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the MND and that the MMRP's requirements are incorporated into the conditions of approval for the Project.

31. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.
32. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Conditional Use Permit No. 201200014, subject to the attached conditions.

VOTE: 4:0:0:1

Concurring: Valadez, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: Shell

PMC:AMC
August 13, 2014

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00152-(5)
CONDITIONAL USE PERMIT NO. 201200014**

PROJECT DESCRIPTION

The project involves the construction, operation, and maintenance of a new earthquake observatory. The purpose of this facility is to measure earth movements and test instruments used in measuring earthquake activity. Scientists from the applicant's company (Kinemetrics) will visit the site on an as-needed basis to retrieve tested instruments and deposit new ones. The facility will involve the construction of a 40-foot-by-80-foot underground vault structure, approximately 10 feet below ground, consisting of eight sub-vaults, for testing seismic instruments. Data will be transmitted via Internet to Kinemetric's Pasadena headquarters. Other project features include a 15-foot-wide (widening to 20 feet at two locations), 1,600-foot-long driveway accessing Aliso Canyon Road; an 8-foot-tall, 750-gallon (or greater) water tank as required by the Fire Department; a septic tank; and an above-ground, 12-foot-tall, 40-foot-by-50-foot (2,000-square-foot) office/storage facility with restroom. The project will entail grading of 14,000 cubic yards (cut and fill) of soil, all balanced on site. Water use will be minimal and will be hauled in and stored in an on-site tank. Three parking spaces will be provided, including one disabled-accessible space. The project is subject to the following conditions.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall

promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be

placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **ten (10)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,256.25** (\$2,181.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$2,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (EARTHQUAKE OBSERVATORY)

20. In the event the earthquake observatory is not used for the principal use of testing seismic-monitoring equipment for a period of two or more years, the permit will expire and the permittee shall remove the above-ground office/storage building and any accessory structure from the premises, and return the property to its original condition as maintained prior to the approval of this grant. Demolition of any structure must comply with all county, state and federal requirements, rules, and regulations in effect.

21. The above-ground office/storage building shall be designed in a "Western frontier" style.
22. The above-ground office/storage building and related accessory structures shall only be used as permitted by this grant. Use of any structure for any other use, activity, or business not otherwise specified by this grant shall result in the termination, expiration, or revocation of this grant.

PROJECT SITE SPECIFIC CONDITIONS

23. This grant shall authorize the construction, operation, and maintenance of an earthquake observatory comprising an underground vault structure and above-ground office-storage building.
24. The permittee shall comply with all conditions set forth in the attached County Public Works, Fire, Public Health Department letter dated June 17, 2014, May 12, 2014, and April 30, 2014 respectively.

Attachments:

Mitigation Monitoring Program (pages 1-3)

Public Works/Fire/Public Health Department Letter dated June 17, 2014, May 12, 2014, and April 30, 2014 respectively.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 17, 2014

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Paul McCarthy
Zoning Permits North Section
Department of Regional Planning

Attention Anthony Curzi

FROM: 
Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200014
PROJECT NO. R2012-00152
ALISO CANYON ROAD
KINEMATRICS EARTHQUAKE OBSERVATORY
ASSESSOR'S MAP BOOK NO. 3058, PAGE 8, PARCEL NO. 10
UNINCORPORATED COUNTY AREA OF ALISO CANYON

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for CUP No. 201200014 in the unincorporated County area of Aliso Canyon located on Aliso Canyon Road south of Avenue Y-8. The project is to authorize a 40-feet by 80-feet underground vault. There will also be an above-ground structure measuring approximately 40-feet by 50-feet, which will serve as a temporary storage. Both structures will be occupied on a temporary basis and employees will visit the site periodically to monitor data collections activities, check testing equipment, and deliver or pick-up instruments.

Upon approval of the site plan, we recommend the following conditions:

1. Road:

- 1.1 Construct a portland concrete cement driveway approach at Aliso Canyon Road compatible with the future street grades of Aliso Canyon Road to the satisfaction of Public Works.

For questions regarding the road condition, please contact Patricia Constanza of Public Works' Land Development Division at (626) 458-4921 or pconstan@dpw.lacounty.gov.

2. Grading:

- 2.1 Agency/regulatory permits or letters of nonjurisdiction may be required prior to grading plan approval.
- 2.2 Submit a grading plan for approval. The grading plan must show and call out the following items including, but not limited to, construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, water quality devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
- 2.3 As applicable, comply with the latest drainage concept/hydrology by Land Development Division's Storm Drain and Hydrology unit. Conform with applicable Low-Impact Development (LID) requirements (if applicable) to the satisfaction of Public Works.
- 2.4 Comply with any off-site drainage mitigations, if any, to provide adequate access to the site and to the satisfaction of Public Works.
- 2.5 Obtain the Fire Department's approval of the private driveway and firelane.
- 2.6 A maintenance agreement or covenant conditions and restrictions may be required for all privately maintained drainage devices, slopes, and other facilities.

- 2.7 Per County of Los Angeles Code, Section 12.84.430 (C), follow United States Environmental Protection Agency guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-08-009) to the maximum extent practicable.

For questions regarding the grading conditions, please contact Ms. Constanza at (626) 458-4921 or pconstan@dpw.lacounty.gov.

3. Drainage:

- 3.1 Prior to issuance of building permits, comply with the following:

- 3.1.1 Per County Code Section 12.84.460, comply with LID requirements and provide calculations in accordance with the LID Standards Manual, which can be found at <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>.
- 3.1.2 A drainage and grading plan must be approved to provide for the proper distribution of drainage and to comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and LID requirements for the new structure.

For questions regarding the drainage conditions, please contact Toan Duong of Land Development Division at (626) 458-4945 or tduong@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Ruben Cruz of Land Development Division at (626) 458-4921 or rcruz@dpw.lacounty.gov.

AL JY:tb



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-00152

MAP DATE: May 12, 2014

LOCATION: Aliso Canyon Road, South of Avenue Y-8, Mount Gleason, Acton

REVISED CONDITIONS – Supersedes Fire Dept, Conditions Dated 02/20/14

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL - ACCESS

1. The Fire Department access roadway width is required to be paved.
2. Provide a minimum off-site and on-site Fire Department access roadway width of 20 feet, clear-to-sky, except in the locations noted on the plan to have a minimum width of 15 feet.
3. The Fire Department access roadway width shall be increased to 26 feet at the location of the buildings.
4. The maximum allowable grade for the fire apparatus access roads shall not exceed 15.0%. Where grades exceeding 15.0% are necessary due to topographical conditions, a grade percentage of 15.1% - 20.0% is allowed for a maximum length of 150 feet, the overall average grade shall not exceed 17%. Private fire apparatus access roads with a grade percentage of 15.1% - 20.0% and greater in length than 150 feet, shall provide a 100 lineal foot grade break area that does not exceed a 10% differential for each 150 foot length. The overall average grade shall not exceed 17.0%.
5. As noted on the plan, provide a "Fire Department Turn-Around" at the end of the of the Fire Department access roadway.
6. Parking is "not permitted" on the Fire Access Road or in the "Fire Department Turn-Around".
7. The gate opening is required to be a minimum width of 20 feet, clear-to-sky.

Reviewed by: Wally Collins

Date: June 4, 2014



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-00152

MAP DATE: May 12, 2014

LOCATION: Aliso Canyon Road, South of Avenue Y-8, Mount Gleason, Acton

8. All gate hardware shall be clear of the access-way when the gate is in the fully open position.
9. The gate shall be set back a minimum of 50 feet from the edge of the pavement of Aliso Canyon Road.
10. The gate shall have an "approved" Fire Department locking device on it.

CONDITIONS OF APPROVAL – WATER

1. Due to the location of the proposed project, the Fire Department will permit the installation of a water tank in lieu of fire hydrants. The installation of the water tank shall meet all Fire Department requirements. Please refer to the attachment for water tank requirements with February 20, 2014 condition letter.
2. Provide a water tank with a minimum capacity size of 2143 gallons for the above ground building, along with the installation of fire sprinkler system. Any other uses for the water tank shall be calculated above the minimum capacity size of the water tank.

CONDITIONAL OF APPROVAL – FUEL MODIFICATION PLAN

1. The Final Fuel Modification Plan was "approved" by the Forestry Division on October 8, 2012.

The building plans shall be submitted to the Department's Lancaster Fire Prevention Office for review.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

Reviewed by: Wally Collins

Date: June 4, 2014



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April 30, 2014

TO: Anthony Curzi
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS
Environmental Health Division
Department of Public Health

SUBJECT: CEQA Consultation/Initial Study (IS)-Mitigated Negative Declaration (MND)
PROJECT NO. R2012-00152/ RENV 201200020
Kinometrics Earthquake Observatory
LOCATION: Aliso Canyon Road, Acton

The Department of Public Health – Environmental Health Division (the Department) has reviewed the Initial Study for the above referenced project. The applicant is proposing the construction and operation of an underground seismic observatory facility in an A-2-5 zone within the Acton CSD. The IS determination is for a MND. We offer the following comments:

Potable Water Supply

The applicant, Kinometrics, Inc., has been granted a variance from the provision of the Los Angeles County Code, Title 28, Plumbing, Section 218.0, relating to potable water availability requirements for new commercial construction. The variance permits the applicant to use hauled water source for the project as specified in the letter dated July 5, 2012 issued by the Department for the recommendation of the project's Conditional Use Permit. Therefore, the project's impact on potable water supply will not be significant.

Sewage Disposal

Sanitary toilet facilities shall be provided to meet Public Health requirements. The Land Use Program has reviewed the Percolation Feasibility Study, prepared by John Helms, Registered Geologist. The data provided tends to support a premise that the referenced property can reasonably accommodate the installation of OWTS.

To mitigate the impact of an Onsite Wastewater Treatment System (OWTS), the applicant shall submit the following information to the Land Use Program for review and approval:

A complete feasibility report in compliance with Public Health's "A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS)." The guideline is available on-line at www.lapublichealth.org/eh. The design and installation of OWTS shall conform to the requirements of Public Health and other applicable regulatory agencies.

The feasibility report shall include the following

(1) A professionally drawn scaled plot plan to illustrate the following:

- a) Location and sizing of proposed OWTS (septic tank and dispersal system), including 100% future expansion dispersal area.
- b) Location of all other structures and amenities including buildings, walls, fences, retaining walls, storage facilities, guard sheds, etc.
- c) Location of any existing and proposed water wells and their related components on the project site as well as on neighboring properties within 200 feet of the proposed OWTS.
- d) Location of any surface water (e.g. streams, floodways, drainage courses, subdrains, culverts, swales, etc.)

Note: If a public sewer connection is available within 200 feet any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.

(2) Floor plan of the toilet facility showing the location of all plumbing fixtures (i.e. toilets, urinals, hand wash sinks, etc.).

For questions regarding wastewater disposal requirements, please contact Eric Edwards or Vicente Banada at (626) 430-5380.

If you have any other questions, please contact me at (626) 430-5382 or mtsiebos@ph.lacounty.gov

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2012-00152-(5) / CONDITIONAL USE PERMIT NO. 201200014 / ENV NO. 201200020

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1	Biological Resources	<p>Project-related activities likely to have the potential of disturbing suitable bird-nesting habitat shall be prohibited from February 1 to August 31 unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90 dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is/are vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of birds.</p>	Conduct surveys; avoid disturbing bird-nesting habitat.	During construction	Applicant	DRP

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2012-00152-(5) / CONDITIONAL USE PERMIT NO. 201200014 / ENV NO. 201200020

2	Biological Resources	Anticoagulants shall not be used as a method of rodent control, with the exception of use inside the vault structure and/or storage building	Avoid anticoagulants	Life of project.	Applicant and subsequent owner(s)	DRP

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2012-00152-(5) / CONDITIONAL USE PERMIT NO. 201200014 / ENV NO. 201200020

3	Biological Resources	To avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas. Security lighting, if used, shall be controlled by a motion detector coupled with an infrared sensor. Spectra should be in the yellow range and avoid the blue wave lengths, which are disruptive to circadian rhythms	Use low-impact lighting.	Life of project.	Applicant and subsequent owner(s)	DRP
4	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP